

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our Ref: SDNP/20/05135/ADJAUT
Contact Officer: Stella New

Dear Sir/Madam,

Neighbouring Authority Consultation

Proposal: Adjacent Authority Consultation - A/179/20/RES - Approval of reserved matters (appearance, layout & scale of access only) following A/99/17/OUT for a culvert & associated access over the Black Ditch providing access to the approved development. This application may affect the setting of a listed building & falls within Strategic Site SD9, CIL Zone 1 (Zero Rated).

Address: Land South of Water Lane , Angmering

Thank you for your correspondence received 11 November 2020, consulting us as a neighbouring authority on the above noted development proposals.

Although the application site is located outside of the National Park, the Council has a statutory duty to consider the Purposes of the National Park when making its determination. The statutory purposes and duty of the National Park are:

- **Purpose 1:** To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- **Purpose 2:** To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.
- **Duty:** To seek to foster the social and economic wellbeing of the local communities within the National Park in pursuit of our purposes.

The National Park's comments on the development are as follows:

Thank you for consulting the SDNPA on this application for approval of reserved matters following outline consent A/99/17/OUT for the appearance, layout & scale of access for a culvert & associated access over the Black Ditch to the approved development.

In this instance, the culvert is necessary to facilitate access to the housing development. The proposal is of a highly engineered appearance, and it is assumed that landscaping details will be applied for via a future application, which will be critical in mitigating for associated loss of marginal and water habitat. Any development within the setting of the National Park should positively contribute to ecosystem services and demonstrate environmental net gain. Opportunities to provide green infrastructure and additional habitat should be taken in order to conserve and where possible enhance the setting of the National Park. Details of native ruderal planting along the new verge and embankment profiles should be secured via condition to ensure these provide biodiversity net gain.

Any new development close to the National Park's boundary should also have a sensitive approach to

South Downs National Park Authority, South Downs Centre, Midhurst, GU29 9DH

external lighting which conforms the Institute of Lighting Professionals for lighting in environmental zones, and tries to achieve zero upwards light spill in all respects. The external lighting scheme should also take into account the biodiversity sensitivities of the site and not disturb or harm wildlife. The Council's biodiversity officer should be able to advise further on this. Further information/advice on sensitive lighting can be found in the SDNPA's Dark Skies Technical Advice Note which is available via the following link

<https://www.southdowns.gov.uk/wp-content/uploads/2018/04/TLL-10-SDNPA-Dark-Skies-Technical-Advice-Note-2018.pdf>

If minded to approve the application, the SDNPA recommend that full details of any street lighting along the bridge (both during and after the construction period) are secured by an appropriate planning condition with the intention of limiting light pollution and disturbance to wildlife.

Yours faithfully



TIM SLANEY
Director of Planning
South Downs National Park Authority

Contact Officer
Stella New

